

YORK HOUSE, 78 QUEEN VICTORIA STREET

LONDON, EC4



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

York House is a highly prominent Grade II listed building. The 2nd and 3rd floors are available and provide 1,048 sq ft and 1,003 sq ft respectively. Both floors benefit from excellent natural light on all elevations.

ACCOMMODATION

FLOOR

	AREA
3rd	1,003 sq ft
2nd	1,048 sq ft

TOTAL

2,051 sq ft

Floor area subject to measurement

LOCATION

York House is situated on Queen Victoria Street in the heart of the City of London, only a stones throw away from Mansion House Station and a short walk to Cannon Street, Bank and St Paul's stations.

SPECIFICATION/AMENITIES

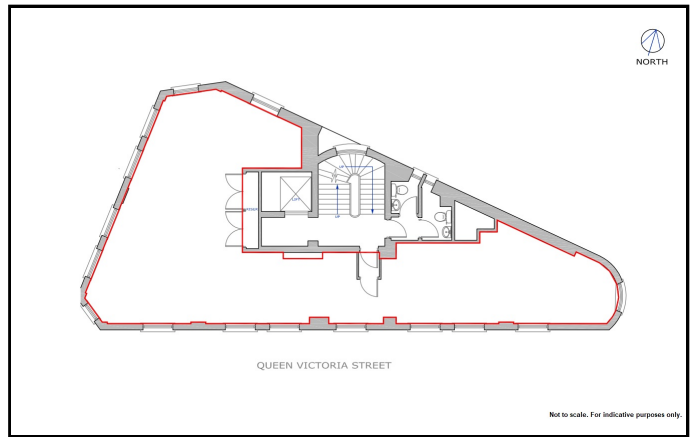
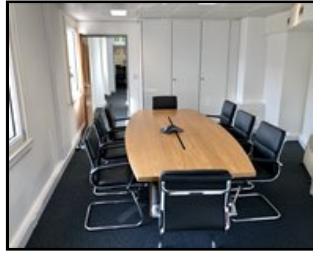
- Fully fitted
- Newly refurbished common parts
- 2 meetings rooms
- Kitchen
- Excellent natural light
- Air conditioning
- Passenger lift
- EPC - D82

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TERMS

LEASE

Flexible by arrangement

RENT

£52.50 per sq ft p.a.x.

RATES

£21.07 per sq ft (2019/20 est.)

SERVICE CHARGE

£18.19 per sq ft (est.)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

COLIN HARGREAVES

0203 440 9804

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JAMIE MAJOR

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Subject to Contract

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